

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **September 18, 2006**

Members Present-

Brad Cornelius-Acting Chairperson/Planning Manager, Roberta Rogers-Director, Aimee Webb-Development Coordinator/Vice-Chairperson, Becky Howard-Deputy Clerk, Marie Keenum-911 Coordinator, Dan Hickey-Villages Fire Safety, Mike Springstead-Springstead Engineering, Dale Parrett-Public Works, Barry Ginn-Barrineau Ginn and Associates, Inc., Meredith Kirste-Attorney, Bill Gulbrandsen-Fire Services, and Karen Parker-Secretary.

The meeting convened at 2:05 p.m.

Approval of Minutes-

Mrs. Webb made a motion to approve the minutes from September 11, 2006. Mrs. Howard seconded the motion and the motion carried.

NEW BUSINESS:

Sumter County Commercial Center – Major Development – CP (Planned Commercial) Zoning Master Plan/Preliminary Plan Review

Mr. Cornelius announced that the applicant's representative, Mr. Greg Beliveau from LPG, was not present for Sumter County Commercial Center.

Mrs. Keenum moved to table Sumter County Commercial Center until the end of the meeting to allow the representative, Mr. Beliveau, time to arrive. Mrs. Webb seconded the motion and the motion carried.

Mr. Springstead joined the Committee as County Engineer for the Villages projects.

VOS – Lake Sumter Landing Professional Plaza – Memorandum of Agreement Review

Marty Dzuro, Grant and Dzuro, was present and requested an amendment to the Memorandum of Agreement. The amendment adds 0.88 acres to the area under agreement, but does not change the terms thereof. Mrs. Webb, Mrs. Keenum, Mrs. Howard, Mrs. Rogers, Ms. Kirste, Mr. Springstead, Mr. Hickey, Mr. Parrett, and Mr. Cornelius had no comments.

Mrs. Webb moved to approve the amendment to the Memorandum of Agreement. Mrs. Keenum seconded the motion and the motion carried.

VOS – Lake Sumter Landing – Memorandum of Agreement Review

Marty Dzuro, Grant and Dzuro, was present and requested an amendment to the Memorandum of Agreement. The amendment adds nine acres to the area under agreement, but does not change the terms thereof. Mrs. Webb, Mrs. Keenum, Mrs. Howard, Mrs. Rogers, Ms. Kirste, Mr.

Hickey, Mr. Parrett, and Mr. Cornelius had no comments. Engineering's comment was regarding whether the legal description included the 0.88 acre parcel in the less out in the legal description for the Memorandum of Agreement. Mr. Dzuro explained to the Committee that the 9.00 acres didn't include the 0.88 acres.

Mrs. Webb moved to approve the amendment to the Memorandum of Agreement. Mrs. Rogers seconded the motion and the motion carried.

VOS – Omni 2000 & 3000 @ Colony Plaza - Major Development – Preliminary & Engineering Review

Jeff Head, Farner, Barley, and Associates, Inc., was present and requested preliminary and engineering approval to construct two commercial buildings, paved driveway, parking areas, and related stormwater facilities. Mrs. Webb's comments consisted of labeling the Point of Beginning on the boundary sketch on the cover sheet, labeling all calls, correcting the building size on the site plan for Omni 3000 to 6,000 square feet, listing the flood zone on the plans, and address the parking issues. Mrs. Webb explained to Mr. Head the parking provided on the site plan cannot include the existing parking west of the Omni 2000, unless a parking agreement is submitted between the Shopping Center Development and Morse-Sembler. Mrs. Webb also explained the parking provided on the plans proposed to service both buildings is not accessible to Omni 2000. Mr. Head stated Morse-Sembler does own the adjacent property as well as the subject property. Mr. Head will provide a warranty deed showing the common ownership of the properties and provide a new site plan to include the entire property boundary owned by Morse-Sembler. Mrs. Keenum, Mrs. Howard, Mrs. Rogers, Ms. Kirste, Mr. Springstead, Mr. Parrett, and Mr. Cornelius had no comments. Mr. Hickey requested the location of the fire hydrants be placed on the plans and stated they must be within 100 feet of the fire department's connection.

Mrs. Webb moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mrs. Keenum seconded the motion and the motion carried.

Mr. Springstead excused himself from the meeting at 2:15 p.m.

Mr. Ginn joined the Committee as County Engineer for the Non-Villages projects.

Mrs. Webb moved to remove the Sumter County Commercial Center project from the table for discussion. Mrs. Keenum seconded the motion and the motion carried.

Sumter County Commercial Center – Major Development – CP (Planned Commercial) Zoning Master Plan/Preliminary Plan Review

Greg Beliveau, LPG Urban & Regional Planners, Inc., was present and requested preliminary approval to amend the Master Plan for a CP (Planning Commercial) zoning (R2005-0030). This site is located at the southwest corner of C-466 and CR 100. The proposal is to develop a hotel. Mrs. Webb's comments consisted of combining the legal descriptions on the plans to incorporate one parcel or delineate the outparcels separately, labeling the Point of Beginning, clarifying the parking calculations for how it addresses the hotel, meeting/conference areas, and commercial outparcels, relocating the dumpsters, listing the proposed setbacks for the signs on the plans, showing the location of the handicap parking spaces/accessibility, providing details for the handicap parking spaces /signs, providing the drive aisle widths, correcting the parking space dimensions on the site, providing a loading/unloading zone, adding the driveway connection radii, listing the proposed permitting agencies, and correcting the incoming turning radius for commercial driveways to 35'. Mrs. Webb also inquired about the following issues: are the outparcels currently separate parcels from the large parcel and how will the outparcels be

accessed. Mrs. Webb stated if the outparcels are separate that retention, parking, and all structures, including the dumpsters, will need to be located on the outparcel area or a Memorandum of Agreement must be provided regarding the shared infrastructure. Mr. Beliveau stated the outparcels are not separate parcels from the parent parcel, the outparcels will be accessed internally, and a Memorandum of Agreement will be provided. Mr. Gulbrandsen's comments consisted of providing a sprinkler system for fire protection, emergency lane access, fire hydrant connections, and parking garage fire requirements. Mr. Gulbrandsen inquired as to whether there would be an additional floor added in the parking garage, and whether the restaurants would be open to the public. Mrs. Keenum's comments were regarding a turning lane and the proposed start date of the development. John Brandenburg, Brandenburg Development, stated the opening date goal is mid 2009, the project is funded, and the architect and engineers for the development is also the same architect and engineers for The Villages Regional Hospital. Mrs. Howard and Mrs. Rogers had no comments. Ms. Kirste informed the Committee the law office of Robuck, Davis, Kirste, and Sahab is providing a title insurance policy for this development. Engineering comments consisted of providing more detail on the vicinity map, providing a more formal traffic study at the time of Engineering Plan submittal, referring to Appendix 13A, Sec. A.3 for all preliminary plan requirements, labeling the contours, showing any improvements proposed within the CR 466 right-of-way, providing sufficient parking spaces for the total square footage of commercial space, codes for developing 5- and 7- story structures, fire services protection, parking space locations, parking space size requirements, location of dumpster for accessibility, refer to Appendix 13A, Section A.2.2.2.b for a complete list of all requirements for preliminary plan preparation, and approximately how many employees would be on-site at one time. Mr. Parrett's comments consisted of accessibility to the site, the need for a traffic signal at CR 100 and C-466, right-of-way dedication to Sumter County, traffic study, C-466 and CR 100 road improvements, and stormwater runoff. Mr. Cornelius advised Mr. Beliveau that the traffic statement provided for the CP zoning is sufficient; however, a full traffic study signed and sealed by a Florida Professional Engineer is required with the submittal of the Engineering Plans. Mr. Cornelius also stated in a Planned Commercial (CP) District Zoning the requirement is that all buildings, including accessory buildings, shall not cover more than fifty (50) percent of the lot they are located upon unless it can be demonstrated that provisions for drainage, parking, storage and public safety are adequate. The proposed structures cover over 55% of the lot but the applicant has provided information that they can accommodate drainage, parking, storage, and public safety.

Mrs. Rogers moved to recommend approval of the CP (Planned Commercial) zoning amended Master Plan and preliminary plan to the Zoning and Adjustment Board subject to all comments being addressed on revised plans. Mrs. Keenum seconded the motion and the motion carried.

The next meeting is scheduled for September 25, 2006.

Mrs. Keenum moved to adjourn. Mrs. Webb seconded the motion and the motion carried.

Meeting adjourned at 2:50 p.m.